



COUNCIL AGENDA: 06-27-06

ITEM: 4.8

Memorandum

**TO: HONORABLE MAYOR
AND CITY COUNCIL**

FROM: Les White

SUBJECT: SEE BELOW

DATE: June 27, 2006

Council District: Citywide
SNI: All

**SUBJECT: RE-OPEN SPRING GENERAL PLAN HEARING AND RECONSIDER
GENERAL PLAN RESOLUTION NUMBER 73263**

REASON FOR ADDENDUM

Per City Council rules, as a Council Appointee, the City Manager is requesting that the City Council re-open its Spring 2006 General Plan hearing and reconsider its vote on the Spring General Plan Amendments in order to include an action on General Plan amendment GP06-T-03, which was deferred on June 20, 2006.

RECOMMENDATION

The City Manager recommends that the City Council:

1. Re-open the Spring, 2006 General Plan hearing.
2. Tentatively approve the proposed General Plan text amendment request and revision to City Council Policy 4-2 *Streetlight Conversion* to allow up to 300 high pressure sodium (HPS) lights along designated Neighborhood Business Districts and public streets identified as Pedestrian Corridors in adopted Neighborhood Improvement Plans completed for the Strong Neighborhoods Initiative (SNI) Redevelopment Project Area.
3. Reconsider its vote on Resolution No. 73263 adopted June 20, 2006 approving General Plan Amendment actions taken on June 13, 2006 and June 20, 2006 to include an action on GP06-T-03 and adopt a resolution approving all General Plan amendment actions taken on June 13, 2006, June 20, 2006 and June 27, 2006 and adopting any related CEQA resolutions.

BACKGROUND AND ANALYSIS

On June 20, 2006, the City Council deferred action on the subject General Plan text amendment to the Summer, 2006 General Plan hearing, based on staff's understanding that the Airport Land Use Commission (ALUC) would be meeting on June 28, 2006 to make a determination on the conformance of the proposed General Plan text amendment with ALUC policy. Based on the attached letter from the ALUC, received on June 22, 2006, the ALUC has determined that the areas affected by the proposed General Plan amendment are located outside the ALUC referral boundaries. The ALUC has no comments on the proposed text amendment.

Since there is a pending Public Works construction contract for lighting projects awaiting approval of the General Plan text amendment, staff is recommending the City Council re-open the Spring, 2006 General Plan hearing on Tuesday, June 27, 2006 and approve the subject General Plan amendment. The pending contract is also on the June 27, 2006 Council agenda.

Also attached to this memorandum are copies of the Planning Commission memo to City Council and the Staff report for the subject General Plan text amendment.

ALTERNATIVES

If the Council chooses not to re-open the General Plan hearing, then the proposed lighting policy amendment would not be heard until early fall. This has a ripple effect resulting in the loss of proposed bids for streetscape projects in SNI neighborhoods, which propose the use of High Pressure Sodium street lights. The projects would need to be re-bid, delaying project delivery and incurring additional costs associated with going out to bid a second time.

PUBLIC OUTREACH

Public Outreach for the proposed General Plan text amendment is described in the attached staff report.

COORDINATION

Preparation of this memorandum was coordinated with the City Attorney's Office. These items have also been coordinated with the Public Works Department and the Redevelopment Agency.

COST IMPLICATIONS

The costs to re-bid the pending construction contract, if the General Plan text amendment is not approved, are estimated at \$10,000. In addition, the existing low bid for the pending contract is 13% below the Engineer's estimate, a very favorable price. Re-bidding the contract would result in new cost estimates based on construction costs in September-October, which could significantly increase the project cost.

BUDGET REFERENCE

Not applicable.

CEQA

Not applicable.



LES WHITE
City Manager

Joe Horwedel, Acting Director of Planning, Building and Code Enforcement at (408) 535-7800.

Attachments

Letter from Santa Clara County Airport Land Use Commission, dated June 22, 2006
Memo from Planning Commission, dated June 7, 2006
General Plan Amendment Staff Report